



GENERAL OBLIGATION BOND PROGRAM

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Reporting Our Progress

In 2009, the *Building Better Communities* General Obligation Bond (GOB) Program reached the five-year mark with work at hundreds of sites completed or in various phases of planning, design or construction. While we are still in the early stages of what is a long-term, multi-year capital program, results can now be seen throughout our County. No matter where you look in Miami-Dade, projects funded, wholly or in part, through bond dollars are leaving a mark on our community.

Building Better Communities funding has enabled Miami-Dade to invest in large, countywide initiatives to improve major infrastructure along with smaller neighborhood projects. The more than 300 projects that comprise this ambitious building program, approved by voters in a 2004 referendum, continues to represent one of the most significant investments in infrastructure improvements in our County's history.

In the course of four bond sales (2005-2009), we have secured funding that is contributing to construction of the new Marlins ballpark in Little Havana and funding the County's portion of the Port of Miami Tunnel, a joint project with the Florida Department of Transportation and the City of Miami. Design is now underway for Museum Park, a public-private endeavor that has the potential to transform downtown's waterfront. And, while the work is largely invisible, the underground infrastructure to upgrade our water and sewer system is moving forward at a rapid pace, funded in part by bond dollars.

Smaller, neighborhood projects include public works type improvements including new sidewalks, road repairs, better drainage and landscaping. Many of these projects are being done in partnership with the County's 34 cities, towns and villages. Our partnership with the 37 nonprofit organizations that have received *Building Better Communities* grants has funded facility improvements for agencies that provide vital human services to children, low-income families the elderly and disabled persons.

To date, work at 360 project sites has been completed. This includes nearly 2,700 acres of land purchases in conjunction with the Environmentally Endangered Land Program and various property acquisitions for new facilities including the Miami Beach Community Health Center, Arcola property (site for the new Northside Police Station and a regional Head Start facility), Trail Glades Range Expansion, Jackson South Community Hospital, Coordinated Victims Assistance Center, Lightspeed Building and land adjacent to Redland Fruit & Spice Park to be used for park expansion.

This report highlights GOB-funded projects completed over the past five years, those that are ongoing and future projects expected to be funded in the next bond sale scheduled for the late 2010. More than 90% of the work completed, or now underway, has been on time. This is an excellent track record of which we can all be proud. *Building Better Communities* is

truly a Miami-Dade success story that will pay dividends for generations to come.

This said, we must also acknowledge the challenges ahead as the County continues to move projects forward during a period of economic uncertainty. Difficult decisions lie ahead regarding the timetable of future projects and the issuance of new bonds over the next several years.

As the economic slowdown and real estate market continue to impact available resources, some may argue that this is not the right time to borrow for capital construction. However, others would contend -- just as convincingly -- that low interest rates and highly competitive bids in today's marketplace, makes this a good time to move projects off the drawing board. We also need to keep in mind that these publicly funded projects contribute significantly to employment in the local building professions and trades and provide a much needed boost to the local economy.

We are now in the process of developing project schedules for the next phase of the bond program. As part of the FY2010-2011 budget process, we are continuing to carefully monitor County priorities to determine timetables for ongoing and future projects. Current budget constraints require that we exercise extreme caution in considering the associated operational costs for all new or expanded facilities. Certainly, it is not prudent to build what we cannot afford to operate and maintain.

As this five year report shows, *Building Better Communities* is fulfilling the mandates established by the voters of Miami-Dade when they overwhelmingly approved the bond program. Over the past five years, we have made real progress in bringing improvements to all sectors of our community—it is our commitment to you that we continue to move forward in a transparent, efficient and effective way.



CARLOS ALVAREZ
MAYOR



GEORGE M. BURGESS
COUNTY MANAGER



Putting Bond Dollars To Work At 980 Work Sites

Over the past five years, revenues from four *Building Better Communities* bond sales have funded projects at approximately 980 work sites throughout the community. To date, a total of \$766 million in bonds have been sold, including:

- The initial bond sale, 2005 Series A, yielded \$266 million in funding for 438 project sites divided among county-wide improvements, municipal projects and not-for-profit grant allocations.
- Three years later, the 2008 Series A sale provided the monies for the County's \$100 million contribution to the Port of Miami tunnel project.
- In late 2008, uncertain financial markets required that the next series of bonds be sold in two tranches, Series B and B-I, which yielded a total of \$348.9 million and are funding 601 project sites.
- A fifth bond sale, 2010 Series A, yielded \$51.3 million to pay a portion of the County's contribution toward the construction of the new Marlins ballpark.

A sixth bond sale, proposed for late 2010, will fund the next group of approximately 280 project sites. The Offices of Strategic Business Management and Capital Improvements are now working on timetables for the next group of bond projects.

Since 2005, work at nearly 360 project sites has been completed including many neighborhood improvements such as new sidewalks, improved drainage systems and road work.

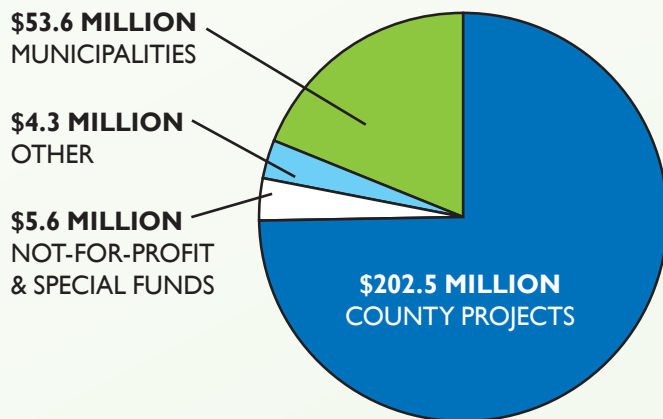
WORK IN PROGRESS / COMPLETED

PROPERTY / LAND-ACQUISITION	\$69 MILLION
DESIGN.....	\$146.3 MILLION
CONSTRUCTION	\$62 MILLION
MUNICIPAL PROJECTS	\$135 MILLION
NON-PROFIT ORGANIZATIONS.....	\$72 MILLION

COMPLETED INFRASTRUCTURE PROJECTS

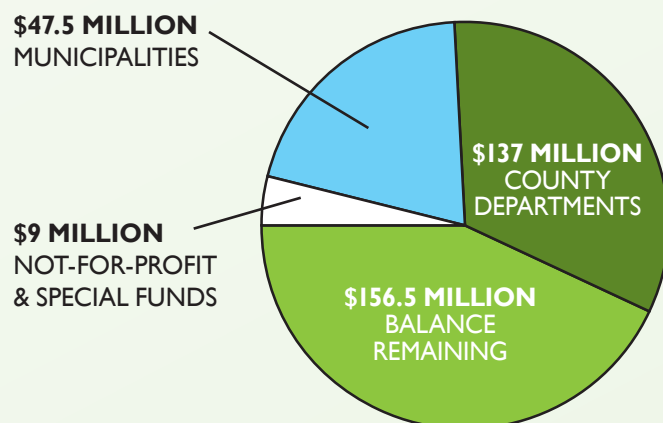
ROAD MILES RESURFACED	55.4 MILES
DRAINAGE PIPES INSTALLED	92,893 L/F
NEW SIDEWALKS CONSTRUCTED	262,848 L/F
SIDEWALKS REPAIRED	220,936 L/F

2005 Bond Sales, Series A Expenditures Total: \$266 Million



The 2005 Bond Sale, Series A, yielded \$266 million in funding for capital projects. The allocation was divided between twenty three County departments and 34 municipalities as well as not-for-profit organizations.

2008 Bond Sales, Series B - B-I Expenditures Total: \$349 Million



The 2008 Series (B and B-I) yielded \$349 million in funding for capital projects. The expenditures as of Dec. 31, 2009 were divided among County departments, municipalities and not-for-profit organizations. A balance of \$156.5 million remains for ongoing projects through 2010.



Investing In Major Infrastructure

The *Building Better Communities* Program represents a significant investment to Miami's urban core that will shape the future of downtown and adjacent areas for decades to come. These projects are in various stages of planning, design, pre-construction and, in the case of the ballpark, construction is now well underway. Funding for each of these projects comes from multiple sources with GOB dollars contributing a portion of the cost. These projects contribute not only to the quality of life in our community but in many instances provide incentives for economic development and future growth.

Port of Miami Tunnel Project

On the drawing boards for more than three decades, plans to build a tunnel under Biscayne Bay linking the Port of Miami to the Interstate Highway System through downtown became a reality in 2009 when the Florida Department of Transportation, in partnership with the County and City of Miami, agreed to move forward with planning, design and construction. Construction is expected to begin next year. The tunnel project is aimed at improving seaport access while alleviating truck traffic through the new downtown residential neighborhoods.

GOB FUNDING 2005-2010. \$100 MILLION
TOTAL GOB ALLOCATION. \$100 MILLION



The state of Florida is funding more than 60 percent of the cost of the project with the balance coming from multiple sources including GOB dollars.

Water and Sewer Improvements

The Miami-Dade Water and Sewer Department is making improvements throughout the County to upgrade water and sewer infrastructure. This includes the Cutler Ridge Water and Sewer Project which is extending service in the south end of the County. Work is now underway in Palmetto Bay where increased capacity will provide needed fire protection and the necessary infrastructure to facilitate economic development.

GOB FUNDING 2005-2010. \$36.8 MILLION
TOTAL GOB ALLOCATION. \$206.7 MILLION



The GOB is heavily investing in water and sewer improvements throughout the County over the next decade to provide a sustainable water resource for Miami-Dade residents.

Ballpark Construction Now Underway

Bond dollars are contributing to a portion of the cost of building the new Marlins ballpark in Little Havana where the Orange Bowl once stood. Construction is now underway with an anticipated spring 2012 completion date for the 37,000 spectator, retractable-dome stadium. Located less than two miles from downtown, the new ballpark is expected to support commercial development along the N.W. 7th Street Corridor linking the neighborhood to Miami's urban core.

GOB FUNDING 2005-2010. \$50 MILLION
TOTAL GOB ALLOCATION. \$50 MILLION



The Marlins have committed to meeting the County's small business goals in hiring workers for the construction now underway at the ballpark. Approximately, 62% of those working on the project are Miami-Dade residents.

Museum Park Complex In Design Phase

Plans to build a museum complex at what is now Miami's Bicentennial Park in downtown continues to move forward through pre-construction phases. The project, in partnership with the Miami Art Museum and the Miami Science Museum, includes the construction of two new museum buildings which will anchor the 29-acre site overlooking Biscayne Bay. Designed, by Herzog & de Meuron, the new Miami Art Museum, will triple the size of the museum's current facility. The Miami Science Museum is now in the process of completing schematic design of the building and will begin detailed design development this year.

MIAMI ART MUSEUM

GOB FUNDING 2005-2010. \$19.5 MILLION
TOTAL GOB ALLOCATION. \$100 MILLION

MIAMI SCIENCE MUSEUM

GOB FUNDING 2005-2010. \$12.6 MILLION
TOTAL GOB ALLOCATION. \$175 MILLION



Design is now complete for the new art museum which is designed to be more than three times the size of the current facility.

Vizcaya Museum & Gardens Restoration Work

The first phase of a multi-year, long-term restoration project is underway at Vizcaya where a new café and gift shop are now under construction. Over the next decade, extensive repairs will be made to the historic mansion and grounds including the repair of statues and artwork, and the rehabilitation of 11 National Historic Landmark buildings on the west side of South Miami Avenue which are part of the original estate built by businessman James Deering in the 1910s.

GOB FUNDING 2005-2010. \$13.1 MILLION
TOTAL GOB ALLOCATION. \$50 MILLION



Workers are approximately 60% finished with Phase I of the extensive restoration project. The West Gate Lodge is one of several buildings getting a much needed face-lift thanks to GOB funding.



Improving Parks, Beaches, Pools, Marinas, Sports Fields and Nature Areas

The *Building Better Communities* Program represents a major investment in recreational facilities and green spaces throughout Miami-Dade. Since inception of the program, work has been completed or is underway at nearly 100 parks, playgrounds, beaches, pools, marinas, sports fields and nature areas throughout the County. The County's extensive parks system has benefitted from significant improvements not only to recreational facilities but also repairs to park infrastructure including better access roads, parking areas and administrative buildings. Miami Metrozoo's new Amazon & Beyond Exhibit, funded through GOB dollars, is now attracting thousands of new visitors to the zoo. The Environmentally Endangered Lands Program has also benefitted with additional dollars for land acquisition.

Preserving Environmentally Endangered Lands

GOB funds have supported the purchase of more than 2,600 acres of pinelands, hammock, wetlands and other environmentally sensitive properties as part of the Environmentally Endangered Lands Program. Acquisitions include properties within the South Dade Wetlands Preserve, the Seminole Wayside Pineland Preserve and parcels that are part of the Miami Rockridge Pinelands.



Thanks to GOB dollars, environmentally significant lands have been purchased and will be shielded from future development to allow the properties to thrive as natural habitats.

GOB FUNDING 2005-2010 \$27 MILLION
TOTAL GOB ALLOCATION \$40 MILLION

Improved Park Facilities and New Bikeways

Ongoing facility improvements benefit park-goers of all ages and interests. Projects include new picnic areas and shelters Homestead Bayfront Park, the recently completed Tropical Dog Park and improvements to the County's network of bike paths.



HOMESTEAD BAYFRONT

GOB FUNDING 2005-2010 \$2.7 MILLION
TOTAL GOB ALLOCATION \$4 MILLION



TROPICAL PARK

GOB FUNDING 2005-2010 \$2 MILLION
TOTAL GOB ALLOCATION \$15 MILLION



BIKE PATHS

GOB FUNDING 2005-2010 \$4.1 MILLION
TOTAL GOB ALLOCATION . . . \$20.7 MILLION

Upgrades to Regional Park System

The bond program has funded scores of renovations, repairs and expansions throughout the County's park system including extensive work at six of the County's largest, busiest, regional parks. Among the recently completed projects is the new Family Aquatic Center at A.D. Barnes that features a new water playground with interactive splash features. Other GOB-funded parks projects include: improved roadway access at Matheson Hammock; grounds enhancements at Amelia Earhart; upgrades to the Tropical Park Equestrian Complex; restoration of the Greynolds Park boathouse, and new sports facilities at Crandon.

GOB FUNDING 2005-2010 \$70.3 MILLION
TOTAL GOB ALLOCATION. \$337.2 MILLION



Each year, 25 million people use Miami-Dade's park system to safely recreate, enjoy nature, become more physically fit, and to connect with neighbors, friends and pets. GOB dollars are investing in park facilities for the enjoyment of people now and for future generations.

New Exhibit Increases MetroZoo Attendance

One of the largest bond projects to date is Amazon & Beyond completed in 2009. The new MetroZoo exhibit is credited for increasing zoo attendance by approximately 30 percent during its first year of operation. Design is now underway for development of the Florida Wildlife Exhibit which will highlight native bears, panthers, alligators and South Florida's coral reefs.

GOB FUNDING 2005-2010 \$40.8 MILLION
TOTAL GOB ALLOCATION. \$87 MILLION



MetroZoo's newest exhibit, Amazon & Beyond, is comprised of 27 acres and features 100 species and a total of more than 600 new animals.

Marinas and Beaches Upgraded

The County's beach parks have received a major face lift. Both Crandon and Haulover marinas are undergoing extensive facility upgrades. Beach re-nourishment projects along our coastline benefit not only local beachgoers but also South Florida tourism, the County's number one industry.



CRANDON

GOB FUNDING 2005-2010 \$7.6 MILLION
TOTAL GOB ALLOCATION \$23 MILLION



HAULOVER

GOB FUNDING 2005-2010 \$9.1 MILLION
TOTAL GOB ALLOCATION \$23 MILLION



BEACH RENOURISHMENT

GOB FUNDING 2005-2010 \$13.5 MILLION
TOTAL GOB ALLOCATION \$17.5 MILLION



Supporting Culture and Education

The GOB has supported improvements to cultural centers, branch libraries and other educational buildings throughout the County. These include two new cultural arts centers in Aventura and South Miami-Dade which are intended to anchor downtown Miami's Adrienne Arsht Center for the Performing Arts. Additionally the Lyric Theater in Overtown is currently undergoing extensive renovations. These facilities, funded in part with bond dollars, are designed to provide regional programming and serve as a venue to neighborhood cultural arts activities. Other projects include improvements at Fairchild Gardens in support of the botanical garden's mission to educate visitors on South Florida's unique sub-tropical horticulture. GOB dollars are funding a new regional library in Aventura and renovations to several branch libraries.

Fairchild Tropical Gardens New Science Complex

Design has been completed for the new science complex at Fairchild Tropical Gardens. The project includes a new Center for Tropical Plant Conservation and gallery building with classrooms, a library and archives building to serve as a venue for the botanical gardens' horticulture and environmental education programs. Bond dollars are contributing to additional facilities improvements including: upgrades to the auditorium; improved lighting and electrical systems; and a re-design and build out of the garden's irrigation system.

GOB FUNDING 2005-2010 \$2.5 MILLION
TOTAL GOB ALLOCATION \$15 MILLION



Construction of a new science complex is expected to begin this year. Designed by Corwil Architect, Inc. of Miami, plans call for a multi-use facility to enhance the botanical garden's education and research missions.

Improving Branch Libraries

The GOB is supporting numerous improvements to the Miami Library System including a new regional branch in Aventura that is now in the design stage. Other branches where improvements have been completed, or are now underway, include Miami Springs, Shenandoah, Miami Lakes and South Miami. Long-term improvement plans have been developed for the Kendall and Coconut Grove branches and a new Killian facility.



NORTHEAST REGIONAL BRANCH
GOB FUNDING 2005-2010 \$19,340
TOTAL GOB ALLOCATION . . . \$2.5 MILLION



MIAMI LAKES BRANCH
GOB FUNDING 2005-2010 \$360,000
TOTAL GOB ALLOCATION \$360,000



MIAMI SPRINGS BRANCH
GOB FUNDING 2005-2010 \$352,283
TOTAL GOB ALLOCATION \$415,000

City of Aventura Arts and Cultural Center

North Miami-Dade County will have a new venue for the arts when Aventura's Arts and Cultural Center located on NE 188th Street opens this summer. The 325-seat, waterfront facility will provide a variety of performing arts and cultural activities for all age groups. The City of Aventura has entered into an agreement with the Broward Center for the Performing Arts to manage and program the facility.

GOB FUNDING 2005-2010. \$4.7 MILLION
TOTAL GOB ALLOCATION. \$4.7 MILLION



Aventura's new Arts and Cultural Center is in the final phase of construction with programming expected to begin this summer.

South Miami-Dade Cultural Arts Center

Culture and the arts in the south end of the County will get a boost with the completion of the long-awaited South Miami-Dade Cultural Arts Center later this year. The multidisciplinary arts center has space not only for theatrical and musical productions, but will also serve as a venue for educational programming and community gatherings. The Center, located on a six-acre site along S.W. 211th Street, is expected to spur redevelopment of adjacent neighborhoods.

GOB FUNDING 2005-2010. \$10 MILLION
TOTAL GOB ALLOCATION. \$10 MILLION



Construction is scheduled to be completed in late 2010 with the first full first performance season in 2011.

Lyric Theater In Overtown

In partnership with the Black Archives History and Research Foundation of South Florida, Inc., renovations are underway at the historic Lyric Theater in Overtown. The 1914 building was once the focal point of social life and entertainment for South Florida's African-American community. Bond dollars are funding expansion of the auditorium stage and installation of a new sound system. This multi-year project will also include construction of a Black Archives Center that will provide the public with access to historic materials. Completion of this multi-year improvement project is scheduled for 2012.

GOB FUNDING 2005-2010. \$6.5 MILLION
TOTAL GOB ALLOCATION. \$10 MILLION



Located at 819 NW Second Avenue, the Lyric is a landmark building listed on the U.S. Register of Historic Places.



Expanding Health and Human Services Facilities

The GOB represents a significant investment in facilities that provide a wide variety of services directly to residents. The Caleb Center, a multi-use facility in Liberty City, is undergoing major renovations. The Homeless Trust is working with a not-for-profit developer to build an affordable housing complex in Homestead for formerly homeless families. Much needed repairs and renovations are being made at the Mental Health Diversion Facility that serves the County's correctional system. Bond dollars are contributing to improvements to Miami-Dade's public healthcare network, Jackson Health System, and community healthcare clinics. Monies from a \$35 million GOB Healthcare Fund have been allocated to seven not-for-profit agencies that provide community-based healthcare services to residents. These include: Borinquen Health Center; Camillus Health Concern, Helen B. Bentley Family Health Center; Jessie Trice Community Health Center; Citrus Health Network; Community Health of South Florida, Inc.' and the Miami Beach Community Health Center. Additionally, \$10 million from bond interest proceeds were allocated to Florida International University's Medical School.

Mental Health Diversion Facility

The renovation of the County's Mental Health Diversion Facility addresses the significant number of mentally-disordered individuals in the custody of the Miami-Dade Corrections and Rehabilitation Department. Work is underway that will provide a better therapeutic environment for these individuals. The building, located at 2200 N.W. 7th Avenue, serves as both a detention facility and a venue for alternative activities where community-based service providers assist those in custody suffering from mental illness.



Work is now underway at the County's Mental Health Diversion Facility with completion of the first phase scheduled for mid-2011.

GOB FUNDING 2005-2010 \$368,935
TOTAL GOB ALLOCATION \$22.1 MILLION

Jackson Health System (JMH) Improvements

The GOB is contributing funds to support the expansion of facilities operation by the JMH. One of the largest projects is the expansion Jackson South Community Hospital to serve the needs of the South Miami-Dade residents. Construction is now underway with completion scheduled for 2011. Bond money is also supporting the renovations to JMH's main hospital where the emergency room and radiology unit have been upgraded.



JACKSON SOUTH

GOB FUNDING 2005-2010 . . . \$10.3 MILLION
TOTAL GOB ALLOCATION . . . \$52 MILLION



JMH RADIOLOGY

GOB FUNDING 2005-2010 \$9 MILLION
TOTAL GOB ALLOCATION \$9 MILLION



JACKSON EMERGENCY

GOB FUNDING 2005-2010 \$14.1 MILLION
TOTAL GOB ALLOCATION \$40 MILLION

Caleb Center Improvements

The Joseph Caleb Center, located at 5400 N.W. 22nd Avenue, provides a venue for a wide array of activities including social services, judicial proceedings and has an auditorium for the performing arts. As part of a multi-year, improvement plan the center is undergoing major renovations to the building and adjacent grounds. Improvements include new elevators, flooring and cooling systems. Future improvements to the Caleb Center include additional parking to serve both the center and a future courtroom building.

GOB FUNDING 2005-2010. \$1.2 MILLION
TOTAL GOB ALLOCATION. \$13.6 MILLION



The Caleb Center is one of several community facilities where renovations and repairs are being made with assistance of GOB dollars.

Homeless Trust Housing Complex

In partnership with Carrfour Supportive Housing, the County is developing a homeless complex at the site of the former Homestead Air Force Base. The innovative project combines affordable housing with onsite case management services. Plans call for 145 units of supportive housing for formerly homeless families and the development of a farmers market and organic produce nursery at the site to provide an opportunity for homeless individuals to sell produce and other products as an entrepreneurial initiative.

GOB FUNDING 2005-2010. \$2 MILLION
TOTAL GOB ALLOCATION. \$15 MILLION



Construction is expected to begin this spring at the site of the new affordable housing complex with completion scheduled for 2011.

Upgrading Community Health Center

Other healthcare projects include improvements to several Miami-Dade community health facilities. These include: the recently opened Community AIDS Resource, Inc. Dental Clinic, 3510 Biscayne Boulevard; construction of new building for the Jesse Trice Center for Community Health, 5361 NW 22nd Avenue; and a building purchase for the Citrus Health Network, Inc, 4125 West 20th Avenue.



COMMUNITY AIDS RESOURCE, INC.
GOB FUNDING 2005-2010 \$55,009
TOTAL GOB ALLOCATION \$178,000



JESSIE TRICE CENTER
GOB FUNDING 2005-2010 \$2 MILLION
TOTAL GOB ALLOCATION \$2.7 MILLION



CITRUS HEALTH
GOB FUNDING 2005-2010 \$2 MILLION
TOTAL GOB ALLOCATION \$2 MILLION



Partnering with Miami-Dade's Municipalities

As part of implementation of *Building Better Communities*, the County has partnered with municipalities to create interlocal agreements that govern the distribution and scheduling of funds for improvement projects in Miami-Dade's 36 cities, towns and villages. Approximately 20 percent of the 2005 bond sale and 25 percent percent of the 2008 sale were allocated to municipal projects through an equitable distribution system. Projects include a wide range of neighborhood improvements such as park and recreation upgrades, new drainage and water/sewer systems and new and renovated municipal facilities. To date, the County has executed 136 interlocal agreements with municipalities totaling \$134 million.

New Medley Town Hall

Bond funds have contributed to the construction of a new city hall in the Town of Medley. The three-story building, located at 7777 N.W. 74th Avenue, houses the town's various services including public works, finance, police, building and code enforcement and serves as the town's Emergency Command Center and meeting space for State and County agencies.



The Medley Town Hall was completed in 2009.

GOB FUNDING 2005-2010 \$577,000
TOTAL GOB ALLOCATION \$577,000

New Neighborhood Recreation Facilities

GOB funds have been invested in a number of neighborhood recreation facilities that provide activities for people of all ages and interests. These include three facilities scheduled for completion this year: the West Miami Recreation Center, the Miami Springs Recreation Center and the Miami Gardens Recreation Center.



West Miami Recreation Center
GOB FUNDING 2005-2010 \$1.1 MILLION
TOTAL GOB ALLOCATION . . . \$1.1 MILLION



Miami Springs Recreation Center
GOB FUNDING 2005-2010 \$854,000
TOTAL GOB ALLOCATION . . . \$3.5 MILLION



Miami Gardens Recreation
GOB FUNDING 2005-2010 \$3 MILLION
TOTAL GOB ALLOCATION \$3 MILLION

Lummus Park Renovations

Extensive upgrades to Miami Beach's Lummus Park are being made with contributing GOB dollars. These include the recently renovated Beach Patrol Headquarters and 10th Street Auditorium building that serves as the administrative offices for the beach patrol and the Miami Design Preservation League. Additional park infrastructure improvements to the Ocean Drive beachfront park include new walkways, landscaping, irrigation and lighting improvements. The park is being upgraded to meet American with Disabilities (ADA) standards.

GOB FUNDING 2005-2010. \$3.5 MILLION
TOTAL GOB ALLOCATION. \$7 MILLION



The Beach Patrol Headquarters Building, located at 1001 Ocean Drive, was renovated in keeping with its Tropical Deco style that mimics the lines of 1920's era oceanliners.

Municipal Contracts Projects Underway

MUNICIPALITY	AMOUNT
Aventura	\$ 4,714,000
Bay Harbor Islands	440,000
Coral Gables	5,864,000
El Portal	249,000
Hialeah	12,430,000
Hialeah Gardens	800,000
Homestead	400,000
Key Biscayne	5,170,000
Miami	2,273,000
Miami Beach	12,500,000
Miami Gardens	3,284,000
Miami Lakes	2,000,000
Miami Shores	465,000
Miami Springs	1,204,000
North Bay Village	1,500,000
North Miami	7,037,000
North Miami Beach	3,323,461
Opa-Locka	1,730,000
Palmetto Bay	40,000
Pinecrest	4,357,000
South Miami	462,000
Sunny Isles Beach	2,500,000
Sweetwater	1,257,000
West Miami	1,131,000
TOTAL:	\$ 74,880,461

Municipal Contracts Completed Projects

MUNICIPALITY	AMOUNT
Biscayne Park	\$ 75,000
Doral	4,607,000
Golden Beach	121,000
Hialeah	12,824,000
Hialeah Gardens	80,000
Indian Creek	115,000
Medley	577,000
Miami	26,100,000
Miami Beach	5,555,000
Miami Lakes	589,000
Miami Shores	300,000
North Bay Village	786,000
North Miami Beach	1,280,000
Opa-Locka	293,000
Palmetto Bay	2,986,000
Pinecrest	250,000
South Miami	1,343,000
Sunny Isles Beach	347,000
Sweetwater	100,000
Virginia Gardens	267,000
West Miami	500,000
TOTAL: 21	\$ 59,095,000



Working with Not-for-Profit Organizations

Through the *Building Better Communities* Not-For-Profit Grant Program, Miami-Dade has partnered with 37 not-for-profit organizations to fund capital improvements at facilities serving the residents throughout the county. These agencies provide a broad array of services to children, low-income families, and the elderly and disabled people. The 37 organizations were awarded a total of \$30 million in grants through a competitive process. The monies are being used to update and/or expand facilities with much of the work either completed, now underway or scheduled for completion over the next 18-24 months. By the end of 2009, the County had executed 30 contracts totaling \$21 million with these organizations

Village of Allapattah Project First New YMCA in 40 Years

The YMCA of Greater Miami open the first new branch facility in Miami-Dade in 40 years thanks in part to GOB Dollars. The Village of Allapattah Family Branch is an innovative concept that combines traditional YMCA programs with an adjacent affordable housing rental apartments. The village concept combines two towers of affordable housing units, a full YMCA facility offering wellness programs, exercise equipment and youth sports, and an on-site Preschool. This development is the first of its kind, addressing the community's need for affordable housing while offering traditional YMCA membership and programming onsite.



New Allapattah YMCA fitness center was completed in December 2009.

GOB FUNDING 2005-2010 \$2.5 MILLION
TOTAL GOB ALLOCATION. \$2.5 MILLION

Not-for-profit Agencies Nearing Completion

GOB grants have funded improvements to facilities at a wide-range of not-for-profit agencies including: expansion of the Haitian Studies Center; renovations to the local American Red Cross headquarters building; and improvements to the Coalition of Farm Workers building in South Miami-Dade.



HATIAN STUDIES CENTER
GOB FUNDING 2005-2010 \$330,000
TOTAL GOB ALLOCATION \$330,000



AMERICAN RED CROSS
GOB FUNDING 2005-2010 \$477,000
TOTAL GOB ALLOCATION \$477,000



COALITION OF FARM WORKERS
GOB FUNDING 2005-2010 \$500,000
TOTAL GOB ALLOCATION \$500,000

Sunrise Community Center, Inc. Opens New Adult Training Facility

Bond dollars are providing funding to the Sunrise Center Inc. which opened a new adult training facility to assist adults with developmental disabilities learn skills to live full and dignified lives. The facility located at 11975 SW 140th Terrace is a hurricane protected building that will allow the center serve as a shelter for disabled persons during a storm emergency.

GOB FUNDING 2005-2010 \$395,560
TOTAL GOB ALLOCATION. \$395,560



Sunrise Community Center, Inc. celebrated the opening of its new George L. Spelios Adult Day Training Center on October 2009.

Not-for-Profit Projects Completed or Underway

ORGANIZATION	GRANT	ORGANIZATION	GRANT	ORGANIZATION	GRANT
Albert Pierre Center	\$500,000	Coalition of Farm Workers	500,000	South Florida Urban Ministry	1,000,000
American Red Cross	477,920	Daily Bread Food Bank	134,440	Spinal Cord Living Assistance	494,522
Aspira of Florida	351,554	Dev. of the Exceptional	290,000	Sunrise Community, Inc.	395,560
Bakehouse Art Complex	475,600	Galata, Inc.	500,000	Tropical Audubon Society, Inc.	23,000
Bay Oaks Home for Aging	495,000	Gold Coast Rail Museum	489,132	UNIDAD of Miami Beach, Inc.	1,000,000
Bay Point Schools	1,000,000	Habitat for Humanity	441,955	United Way of Miami-Dade	2,500,000
Better South Florida	459,900	Jewish Museum	880,000	Upper Room Assembly, Inc.	605,871
Camillus House	1,625,000	Miami Hispanic Ballet Theater	500,000	YMCA	2,500,000
Care Resource	178,000	Nanay, Inc.	486,640	YWCA	2,500,000
Center for Haitian Studies	330,000	Seminole Cultural Art Theater	500,000	TOTAL	\$21,986,478

Providing Services to Children, Minorities and Elderly

Grant monies have also been allocated to Urban Ministries for interior improvements to their administrative offices; to Nanay, Inc., which provides services to South Florida's Asian residents; and Unidad, which assists elderly residents on Miami Beach.



URBAN MINISTRIES

GOB FUNDING 2005-2010 \$1 MILLION
TOTAL GOB ALLOCATION \$1 MILLION



NANAY, INC.

GOB FUNDING 2005-2010 \$486,640
TOTAL GOB ALLOCATION \$486,640



UNIDAD OF MIAMI BEACH

GOB FUNDING 2005-2010 \$1 MILLION
TOTAL GOB ALLOCATION \$1 MILLION



Preserving Miami-Dade's Heritage

Building Better Communities has invested significant bond dollars into a broad array of historic preservation projects throughout the County in an effort to preserve these significant structures for the use and enjoyment of our residents and visitors of today as well as for the benefit of future generations. Many of these projects were a collaborative effort with the local municipalities in which these projects were located as well as with local preservation organizations such as Dade Heritage Trust and The Villagers, Inc. Here is a look at seven of the projects in various stages of the restoration process.

BEFORE



AFTER RENOVATIONS



FLAGLER MONUMENT

This 1920 monument was built by Carl Fisher, the main developer of Miami Beach as a dedication to Henry Flagler. The 96-foot high monument stands on a small island in Biscayne Bay. It was restored to its original luster after years of exposure to harsh marine elements and vandalism. Additionally, bond dollars contributed to work on the surrounding island.

GOB FUNDING 2005-2010 \$455,000
TOTAL GOB ALLOCATION \$1 MILLION



SEMINOLE THEATRE

Homestead pioneer James Washington English built the theatre in 1921 where it originally opened as a movie house. Practically destroyed in 1992 by Hurricane Andrew, the restoration of the Seminole Theatre as a cultural center is a key component of the overall revitalization of downtown Homestead.

GOB FUNDING 2005-2010 \$500,000
TOTAL GOB ALLOCATION \$500,000



FIRST MIAMI HIGH

Built in 1905, this building served as the first high school in Miami. The building has been moved twice to save it from demolition. Now located in Southside Park, the structure underwent complete structural stabilization and received a new wood shingle roof. The building will be used as a park office and will house historic exhibits, including a replication of the old schoolroom.

GOB FUNDING 2005-2010 \$300,000
TOTAL GOB ALLOCATION \$300,000

IN PROGRESS



AFTER RENOVATIONS



HAMPTON HOUSE

A mid-century motel located in Brownsville, the Hampton House was a hot-spot for African American vacationers and big name jazz greats. It attracted visitors such as Muhammad Ali, Malcolm X, Sam Cooke and Martin Luther King, Jr. This project will return the structure into a banquet/event facility, museum and jazz center.

GOB FUNDING 2005-2010 \$2.1 MILLION
TOTAL GOB ALLOCATION . . . \$4.7 MILLION



CURTISS MANSION

Built in 1925 as a private residence of developer and pioneer aviator Glenn H. Curtiss, this exemplary house was constructed in the Pueblo-Mission Revival style that was used as the theme for much of the early architecture of Miami Springs. GOB funds will be used to restore the mansion and bring it back as a research center on the history of aviation and historical museum.

GOB FUNDING 2005-2010 \$1 MILLION
TOTAL GOB ALLOCATION . . . \$1 MILLION



CORAL GABLES MUSEUM

Built as the Coral Gables Police and Fire Station, this structure is one of the city's most significant landmarks. Designed by Paist and Stewart, one of the top architectural firms in South Florida, it was built in 1939 as a Works Progress Administration (WPA) building. It will be the city's first historical museum.

GOB FUNDING 2005-2010 \$500,000
TOTAL GOB ALLOCATION \$500,000



MIAMI MILITARY MUSEUM

The Headquarter Building is the last remaining wood-frame structure of the Richmond Naval Air Station. It served as the control base for blimps that protected the South Florida coastline during World War II and was also used during the Cold War as a key U.S. base of operations. The 720,000-pound building was moved half a mile to become the new museum and Veterans Memorial.

GOB FUNDING 2005-2010 \$2 MILLION
TOTAL GOB ALLOCATION . . . \$2 MILLION



GENERAL OBLIGATION BOND PROGRAM

Citizens' Committee Serves in Advisory Role

A 21-member *Building Better Communities* Citizens' Advisory Committee (CAC) serves in an advisory role to the Mayor, board of County Commissioners and County Manager on implementation of the bond program. The CAC reviews all proposed projects and makes recommendations to the Commission.

The CAC is comprised of 13 members appointed by each of the County Commissioners and eight members appointed by the Mayor and County Manager. The CAC is chaired by businesswoman Robin Reiter-Faragalli. Barbara Bisno, a retired attorney, serves as vice-chair.

Since inception of the program, the CAC has approved 33 significant modifications for GOB-funded projects including re-direction of GOB dollars for repairs to the Orange Bowl to construction of the Marlins ballpark, support for the new FIU Medical School and contributing dollars to renovation of the Miami Marine Stadium.



CITIZENS' ADVISORY COMMITTEE MEMBERS

(L to R) Front row: Ann Pope, Barbara Bisno (Vice-chair), Robin Reiter-Faragalli (Chair), Mary Scott Russell. **Second row:** Guy Forchion, Ernesto Martinez, Jr., Jose "Pepe" Riesco, Dr. Jay Hess, Javier Salman, Jeffrey Mishcon, Joseph M. Corradino, Harry Hoffman, Wendell James. **Not pictured:** Sandra Gonzalez-Levy, Elio Alfonso, Michelle Pina

Letter From the Chair



It is hard to believe that five years have passed since the passage of the *Building Better Communities* General Obligation Bond (GOB) program. This ambitious program has come to symbolize growth and support for our community in a challenging economic environment.

Since inception, the GOB has funded more than \$700 million in infrastructure and capital improvements. From sidewalks and sewers to plans for a port tunnel and a myriad of community facilities, the GOB has more than kept faith with the promise made to Miami-Dade County residents.

The next few years, however, will paint a very different picture as we strive to keep the program on track. As we continue to reel from the changing economic climate and the decline in property tax rolls, we will be hard-pressed to keep pace with the original intended timelines. What started out as a 15-year capital improvement program will most likely become an 18 to 20-year program. While it is anticipated that all GOB projects will be completed, many may be moved to later years as bonds are sold. Projects with an operational impact will be placed at the end of the line rather than where first intended.

Until Miami-Dade administrators can more clearly refine the tax roll issue and bonding capacity, it will be difficult to know exactly when a project might receive its full GOB allocation. The staff at Miami-Dade is doing everything possible to make these determinations in the most fair and equitable way possible. It is not an easy task. The Citizens Advisory Committee is committed to sharing as much information as is available with members of our community- the very people who helped to pass the GOB five years ago.

Thank you for your support. Thank you for your commitment and please "stay tuned" as we work through the process to evaluate the original GOB schedules and budgets and determine our future course in this changing economy.

ROBIN REITER-FARAGALLI
CHAIR, CAC

The *Building Better Communities* Bond Program is managed by the Office of Capital Improvements. For additional information about the more than 300 projects that comprise bond program, visit www.miamidade.gov/build or call (305) 375-2724.

Director's Message

The investment of public dollars to upgrade a community's infrastructure is one of the most important roles of local government. Whether it's a collapsed bridge, due to everyday wear and tear, or a catastrophic event, such as the devastation following the earthquake in Haiti, these occurrences underscore the importance of investing in infrastructure and its importance in maintaining our quality of life.

The *Building Better Communities* program is making a difference in ways we may not always be aware of. Certainly, there are plenty of "brick and mortar" projects where the results are in plain view. Small, neighborhood projects are ongoing—sidewalk repairs, drainage improvements and roadway work. Larger and more complex projects include the new Amazon & Beyond exhibit at MetroZoo, two new regional arts centers in the City of Aventura and South Miami-Dade and the expansion of Jackson South Community Hospital. Bond dollars helped make these projects possible.

Others projects are less visible. There is a vast amount of infrastructure, such as water lines and sewage systems that goes unnoticed by most of us. Often underground, it's taken for granted. Yet, when a problem occurs—such as a sewer line rupturing and flooding local streets—it has the potential to paralyze an entire urban area. Keeping our infrastructure in good operating condition makes sense.

We have made significant progress over the past five years. This report highlights *Building Better Communities* projects which are completed or in various stages of design and pre-construction. In coming years, various other projects still on the drawing board—affordable housing projects in a number of County Commission Districts, for example—will move from the proposal stage to design and construction.

A tough economy and budget constraints mean that we must carefully examine, and re-examine, project timetables to ensure projects that move forward meet County priorities. *Building Better Communities*, was intended to be a long-term, 15-20 year program, but may now be extended longer. The upside to today's highly competitive marketplace is that construction bids on projects are coming in at prices lower than what was originally budgeted. In this context, taxpayers are getting more for their bond dollars making it a good time to invest in infrastructure improvements.

It's also important to keep in mind that the bond program is providing a much needed boost to the local building professions and trades during a time when private sector construction-related activities have declined. *Building Better Communities* is helping preserve jobs in an important local industry.

It is also helping our government meet goals related to the environment and sustainability. In many instances, building projects utilize new "green" technology. Facilities undergoing renovations are being equipped with energy-saving systems; beach re-nourishment not only improves the appearance of our beaches, but also shores up the coastline; and new bike paths are providing an alternate mode of transportation. Bond dollars are helping build the Hialeah Reverse Osmosis Plant which will provide an alternative water supply. And, because of GOB funding, the Environmentally Endangered Lands program has acquired an additional 2,600 acres of wetlands and other environmentally significant properties for preservation.



One of the big GOB success stories is the Not-for-Profit Fund which has allocated funding to 37 community organizations to upgrade facilities that provide a broad range of services to children, families, and elderly and disabled people. Thirty of 37 projects are either completed or underway, and the remainder should be finalized over the next year. The \$30 million Not-for-Profit Fund is an excellent example of what can be accomplished through partnership with community-based organizations that provide vital services to our residents.

Also, not to be overlooked are the many historic preservation projects completed or in various stages of restoration throughout our community. Thanks to bond dollars, more than a dozen structures that played an important role in our heritage are being preserved for future generations. If you are out on Biscayne Bay, you can't help but note the refurbished Flagler Monument, the 110-foot high structure in honor of Miami pioneer Henry M. Flagler. Miami's first high school -- First Miami High -- was relocated and saved from the wrecking ball. the Hampton House in Brownsville, once the hub for Black entertainment in South Florida, is now in the early stages of restoration.

Building Better Communities is about many things, but all the projects are driven by a desire to make Miami-Dade a better place for residents now and for generations to come.

JOHNNY MARTINEZ
OFFICE OF CAPITAL IMPROVEMENTS



MIAMI-DADE COUNTY

Carlos Alvarez
Mayor

BOARD OF COUNTY COMMISSIONERS

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Natacha Seijas
District 13

Harvey Ruvin
Clerk of Courts

Pedro J. García
Property Appraiser

George M. Burgess
County Manager

Robert A. Cuevas Jr.
County Attorney

For a complete list of bond projects, visit www.miamidade.gov/build

